

March 31, 2016

TO: Mayor and City Council
Planning Commission
City Manager

From: Jeffery W. Gibson, Community Development Director

SUBJECT: Community Development Director Action for Following Request(s) for the week of **March 28, 2016 – March 31, 2016.**

ADMINISTRATIVE APPROVAL:

Applicant:	Mr. Chris Caras, representing Crenshaw Plaza LLC	<u>APPROVED</u>
Case No.:	ADM16-00001	03/28/16
Location:	23044 Crenshaw Boulevard	
Zoning:	RP, Residential Professional Zone	
Summary:	Administrative Approval of a Minor Modification of V71-2, to allow façade updates which include new windows, new doors, new paint, new signs and new architectural enhancements, to an existing multi-tenant commercial center on property located in the RP Zone at 23044 Crenshaw Boulevard.	

MINOR DEVELOPMENT PERMIT:

Applicant:	Manny Rodriguez	<u>APPROVED</u>
Case No.:	MDP16-00004	03/29/16
Location:	3615 Pacific Coast Highway	
Zoning:	HBCSP-MP (Meadow Park Sub-District One)	
Summary:	Administrative Approval of a Minor Development Permit to allow exterior renovations to the façade in the on property located in the H-MP Zone Hawthorne Boulevard Corridor Specific Plan Zone (Meadow Park Sub-District One) at 3615 Pacific Coast Highway.	

Applicant:	Kristy Jia, representing McDonald's Corp.	<u>APPROVED</u>
Case No.:	MDP16-00002	03/29/16
Location:	3880 Pacific Coast Highway	
Zoning:	HBCSP (Walteria District, Hawthorne Blvd/PCH Sub-District One)	
Summary:	Administrative Approval of a Minor Development Permit to allow interior floor area reconfigurations, ADA compliance upgrades, and exterior façade modifications to create a more modern appearance to an existing McDonald's restaurant located at 3880 Pacific Coast Highway.	

EVENT PERMIT:

Applicant: Laurie Porter, representing Smog City Brewing
Case No.: EVN16-00010
Location: 1901 Del Amo Boulevard
Zoning: M-2
Summary: Request for Administrative Approval for a CA Craft Brewer's Association special event with food truck for patrons on various dates from March 19 – June 17 from 9:00am-10:00pm on property located in the M-2 Zone at 1901 Del Amo Boulevard.

APPROVED
03/31/16

DATE: March 25, 2016
TO: Jeffery W. Gibson, Community Development Director
FROM: Planning Division
SUBJECT: ADM16-00001; MINOR MODIFICATION PERMIT (V71-2)–Façade Upgrade

Request for approval of a Minor Modification of V71-2, to allow façade updates which include new windows, new doors, new paint, new signs and new architectural enhancements, to an existing multi-tenant commercial center on property located in the RP zone at 23044 Crenshaw Blvd.

Applicant: Mr. Chris Caras, representing Crenshaw Plaza LLC
Case No: ADM16-00001
Location: 23044 Crenshaw Blvd.
Zoning: RP; Residential Professional Zone

The applicant requests permission of a Minor Modification of V71-2, to allow a façade updates which include new windows, new doors, new paint, new signs and new architectural enhancements, to an existing multi-tenant commercial center. The development application indicates that the pet washing stations component that coincided with the previously approved retail pet store is being eliminated from this request at this time. An email from the property owner, via the architect, is attached for clarification.

The purpose of this Minor Development Permit is to review the proposal for the façade improvements. According to the elevation plan submitted, there are 2 existing architectural towers on the north side of the building that are 17'2" in height. The applicant is proposing to add 2 additional architectural towers, one towards the middle and one towards the south end of the building that would be 18' 2" high. Further, the existing parapet of the building would be refaced and the siding of the building would be resurfaced with a combination of cedar siding, polished ceramic tile on the south tower, a bronze anodized cap on the tower elements, and a stucco facing on the other 3 towers. The proposed project also includes changing out all of the windows and doors in the tenant spaces to include clear anodized aluminum storefront doors and windows. As a condition of approval, a color and materials sample is requested to be submitted to the Community Development Department, prior to issuance of building permits. The applicant is also proposing new signs, which would need separate approval from the Environmental Division of the Community Development Department.

The property is currently zoned RP, Residential Professional Zone. The RP Zone has a small variety of permissible uses that generally include business and professional offices. Retail and service uses are subject to review because of the RP Zone proximity to R1, Single Family residential uses to the east and across Crenshaw Blvd to the west. In 1971, the City Council approved a Variance (V 71-2) that allowed the operation of a professional electronic engineering sales and service business called LA Electronix at 23044 Crenshaw in what was formerly a retail/store/market. In April 1975, Brent's TV requested a continuation of that Variance (V71-2) that would allow the operation of a sales and service of televisions and associated electronics in the same location as LA Electronix. In May of 2014, ADM14-00006

was approved as two-fold: approval to allow the relocation of Brent's TV from its location at 23044 Crenshaw Blvd to two, existing, smaller, vacant spaces at 23034 and 23030 Crenshaw Blvd totaling 990 square foot. Secondly, the space currently occupied by 2400 square feet of Brent's would be converted into a retail pet food and pet supply store. As discussed in the staff report, no sales of live animals, either as pets or as live feeders, no grooming/cleaning of pets of any kind, no boarding of animals, and no medical or veterinary services are being provided. No additional floor area is being proposed.

The site plan shows 43 spaces, this number includes 2 handicap stalls, however at the request of the Environmental Division, one of the stalls has been upgraded to be handicap van-accessible. Staff notes that the proposed design greatly improves the aesthetic appearance of the center and achieves an integrated design for a structure that spans a City block. Therefore, staff is including a summary of Code Requirements and special conditions.

As conditioned, the project is compatible with the surrounding area and will not be materially detrimental to surrounding businesses, government and community services in the immediate vicinity.

Therefore, staff recommends approval of the subject request subject to the following findings:

- a) That the proposal, as conditioned, is compatible with the uses permitted in the RP zone and previous entitlements granted for the property;
- b) That the proposal, as conditioned, will not impair the integrity and character of the zoning district because it will not affect the nature of operations for the uses that have been permitted, remains a commercial center, that is consistent with the zone and area, and substantially complies with all of the applicable provisions of this Division;
- c) That the subject site, as conditioned, is physically suitable for the proposal as adequate parking is provided on-site and the proposal has preserved on-site circulation patterns;
- d) That the proposal, as conditioned, remains compatible with the land uses presently on the subject property;
- e) That the proposal, as conditioned, remains compatible with existing and proposed future land uses within the RP zone and the general area in which the facility is located because the area consists of a mixture of commercial development and provides adequate parking under Municipal Code restrictions;
- f) That the proposal, as conditioned, will encourage and be consistent with the orderly development of the City as provided for in the General Plan because the proposal improves the service level of the property and retains conformance with municipal code development standards;
- g) That the proposal, as conditioned, will not discourage the appropriate existing or planned future use of surrounding properties because the site complies with applicable development standards in terms of parking, and is compatible with the current development trends in the similar zoned properties throughout the City;

- h) That the proposal, as conditioned, will not interfere with adequate provisions for water, sanitation, and public utilities and services as the site is being improved to ensure that the site is not detrimental to public health and safety;
- i) That the proposal, as conditioned, will continue to provide adequate provisions for public access to serve the property as the site is served by two driveways, as on-site circulation has been preserved;
- j) The location, size, design, and operating characteristics of the proposal, as conditioned, will not be detrimental to the public interest, health, safety, convenience or welfare, or to the property of persons located in the area because the property will continue to be subject to previous conditions of approval placed on the project and will represent a significant improvement to the property and immediate area;
- k) That the proposal, as conditioned, will not produce any or all of the following results:
 - 1. Damage or nuisance from noise, smoke, odor, dust or vibration,
 - 2. Hazard from explosion, contamination or fire,
 - 3. Hazard occasioned by unusual volume or character of traffic or the congregating of large numbers of people or vehicles.

The applicant is advised that Code Requirements applicable to the project have been included as an attachment to the staff report, and are not subject to modification. This request fulfills the criteria for approving an Administrative Approval, per Torrance Municipal Code Section 92.28.1. Therefore, staff recommends approval subject to the following conditions:

- 1. That if this Administrative Approval is not implemented within one year after the approval, it shall expire and become null and void unless extended by the Community Development Director for an additional period, as provided for in Section 92.27.1 of the Torrance Municipal Code; (CDD/Planning)
- 2. That all code requirements and conditions of approval from ADM14-00006 be complied with; (CDD/Planning)
- 3. That all exterior color and material samples associated with this project shall be submitted to the Community Development Director for approval prior to the issuance of any building permits; (CDD/Planning);
- 4. That the applicant shall replace any displaced or broken bricks in the on-site landscaped planter areas; (CDD/Planning)
- 5. That the proposed parapet height should be assessed as to its potential to fully screen all roof equipment, existing and proposed, and if needed, raised to the satisfaction of the Community Development Director; (CDD/Planning)
- 6. That an NPDES complaint trash enclosure be provided prior to Final release of any building permit(s); (CDD/Environmental);

7. That floor plans of the new Brent's TV and retail pet food supply be submitted prior to issuance of building permits; (CDD/Planning)
8. That the establishment of a uniform sign program be approved prior to issuance of building permits; (CDD/Environmental Division)
9. That no sales of live animals, either as pets or as live feeders, and no grooming/cleaning of pets of any kind shall be permitted; (CDD/Planning)
10. The Prohibited signs for this site includes: A-frame, or free standing signs; bow or flag banners; air assisted signs; signs attached to light or utility poles, trees, or vehicles; persons holdings signs; and temporary signage mounted on the roof of the building; (CDD/Environmental Division)
11. All signs (new, modified or revised) must be approved by the Environmental Division with appeal rights to the Planning Commission; (CDD/Environmental Division)
12. Provide 9" (minimum) contrasting address numerals for non-residential uses. (CDD/Environmental)

Prepared by,

Jill Crump, Planning Associate

Recommended by,

Gregg D. Lodan, AICP, Planning Manager

Attachments:

1. Code Requirements
2. Site Plan and Colored Elevation Plan
3. Correspondence from applicant declining his request for pet washing stations

This request for ADM16-00001 has been APPROVED
 DENIED per Section 92.28.1 of the Torrance Municipal Code.

 Jeffery W. Gibson
Community Development Director

3-28-16
Date

Decisions made by the Community Development Director are appealable to the Planning Commission within fifteen (15) calendar days following the above date of approval or denial

CODE REQUIREMENTS

The following is a partial list of code requirements applicable to the proposed project. All possible code requirements are not provided here and the applicant is strongly advised to contact each individual department for further clarification. The Planning Commission may not waive or alter the code requirements. They are provided herewith for information purposes only.

Environmental

- Parking lot striping plans that show a Handicap stall and Handicap van accessible stall be provided on site. Double-line stripe all parking spaces per Torrance code (93.4.6).
- Lot sweeping, deliveries and trash pick-up are prohibited between 10 P.M. and 7 A.M. per Torrance code (92.30.4).
- The Van Accessible loading area shall be at least 8 feet wide and the words "NO PARKING" shall be painted on the ground within each loading access aisle in white lettering no less than 12 inches high and located so that it is visible to traffic enforcement officials.
- Direct lighting away from residential land uses per Torrance code (92.30.5).
- Screen all roof equipment and mechanical equipment from public view per Torrance code (92.30.2 and 92.21.8).
- The trash enclosure shall have a metal barrier roof covering to prevent rainwater intrusion to meet current NPDES requirements.

Building

- Comply with CBC 2013 and CPC 2013

Planning

- No animal hospital or kennel shall be located closer than three hundred (300) feet from any residential zone.

Engineering

- Construction and Excavation Permit (C&E Permit) is required from the Community Development Department, Engineering Permits and Records Division, for any work in the public right-of-way on Crenshaw Blvd, 230th Place, and 231st Street.
- Install missing street tree in the City parkway every 50' for the width of this lot on 231st St. and Crenshaw Blvd (City Code sec. 74.3.2). Contact the Streetscape Division of the Torrance Public Works Department at 310-781-6900 for information on the type and size of tree for your area.
- Remove and replace a street tree in the City parkway on 230th Place, if necessary (City Code sec. 74.3.2). Contact the Streetscape Division of the Torrance Public Works Department at 310-781-6900 for information on the type and size of tree for your area.
- Replace lifted sidewalk on 230th Place per City of Torrance standards.
- Replace existing wheelchair ramp(s) per current City standards (including truncated domes) at the northeast corner of Crenshaw Blvd and 231st Street and at the southeast corner of Crenshaw Blvd and 230th Place.

Crump, Jill

From: [REDACTED]
Sent: Tuesday, March 01, 2016 10:29 AM
To: Crump, Jill
Subject: Fwd: Crenshaw Plaza - Pet washing stations

Hi Jill,
Please see below in regards to my client's decision on the pet washing stations.

Malinee Bea Ettinger
Principal Designer
BCi Designs + Associates
www.BCidesignsinc.com

[REDACTED]

On Feb 29, 2016, at 11:41 AM, Chris Caras [REDACTED] > wrote:

No pets. No dog washing.
Just a store.

Sent from my iPhone

On Feb 29, 2016, at 11:39 AM, [REDACTED] [REDACTED] > wrote:

Jill is reviewing the plans today.
She is asking if you are planning to allow your tenant dog washing stations? When we last spoke you did not want to move forward with any.
Please confirm that this is still the case.

DATE: March 28, 2016
TO: Jeffery W. Gibson, Community Development Director
FROM: Planning Division
SUBJECT: MINOR DEVELOPMENT PERMIT (MDP16-00004)
Manny Rodriguez

A request for approval of a Minor Development Permit to allow exterior renovations to the façade on property located in the H-MP Zone at 3615 Pacific Coast Highway.

Applicant: Manny Rodriguez
Case No: MDP16-00004
Location: 3615 Pacific Coast Highway
Zoning: HBCSP (MP) – Hawthorne Boulevard Corridor Specific Plan Zone
(Meadow Park Sub-District)

The applicant requests an Administrative Approval of a Minor Development Permit to allow an exterior façade remodel of an existing restaurant space. A Minor Development Permit is required because the proposal involves exterior modifications to property located within the Hawthorne Boulevard Corridor Specific Plan area.

The subject site is located on the northwest corner of Pacific Coast Highway and Madison Street. The site is part of a larger shopping center which was originally developed in 1972 (Planning Commission Review RD-72-5). The Planning Commission approved Conditional Use Permit 74-59 in October 1974 to allow for the construction and operation of a restaurant in its present location and the subject site has operated as restaurant with various operators since that time.

The applicant is proposing a number of exterior renovations that will improve the overall appearance of the building and provide a more contemporary architectural look. The improvements will include replacement of the existing brick façade with stucco, wood siding and corrugated metal paneling, replacing the windows with new glazed storefront windows, and replacing the existing trellis with flat metal trellises over the windows. The applicant also proposes the addition of a new tower frame to the storefront façade, directly above the main entryway. The tower will be finished with a corrugated metal panel painted a red “vermillion” color and will include signage placed directly on the façade. In addition, the applicant proposes to repaint the entire exterior with a new color scheme consisting mainly of off-white, beige, brown, and grey colors with different shades of red and gold providing accents. Staff notes that the Meadow park District color of Matte Black, was not sufficiently represented in the proposed color palate. Staff has added a condition that the applicant work with staff to include matte black accents to the building to the satisfaction of the Community Development Director.

The project does not involve a change in use nor additional square footage; therefore, no additional parking is required at this time.

Staff conducted a site visit to the property and noted that the center, including the parking lot surface and striping, was well maintained overall but there were some opportunities to

improve the site's overall condition. Staff noted that the site lacked an upgraded trash enclosure with a solid NPDES compliant roof cover and has added a recommended condition of approval to address this concern. Staff also noted that although the majority of the center's landscaping was well maintained; a small number of dead or dying plants were observed in various locations along the street front of the subject property along Pacific Coast Highway. In light of the current drought conditions, staff also noted that ornamental turf (sod) is currently planted in the parkways along Pacific Coast Highway and Madison Street and is highly prevalent throughout the subject site around the building and in the parking lot planters. In light of the current emergency water conservation standards, staff is including a condition of approval that the applicant provide and implement an updated landscape plan that both addresses areas where the site can benefit from additional/missing plant material(s) and reduces the amount of sod present on site. The landscape plan shall replace the sod areas as described above with drought tolerant/xeriscape vegetation, and shall modify any existing overhead spray irrigation heads with a drip irrigation service for these areas.

The proposed façade improvement, as conditioned, is consistent with the Specific Plan and General Plan designation and represents an improvement to the subject structure. The proposed changes will upgrade the existing site and contribute to the overall design quality and visual character of the Hawthorne Boulevard Corridor and the Meadow Park Sub-District within which it is located.

In order to approve a Minor Development Permit in the Hawthorne Boulevard Corridor Specific Plan, the Community Development Director is required to make the following findings:

1. The proposed project is permitted within the Hawthorne Boulevard Corridor Specific Plan, Meadow Park Sub-district. The façade improvement, as conditioned, complies with all of the applicable conditions of the previous approvals and is consistent with purpose and requirements of the Zoning Ordinance;
2. The proposed façade renovation, as conditioned, conforms to all applicable design guidelines and design review criteria of the Hawthorne Boulevard Corridor Specific Plan;
3. The building and surrounding parking lot, as conditioned, are physically suitable for the existing use and will not be affected by the proposed modifications;
4. By virtue of a high quality design and construction, the proposed modifications, as conditioned, will positively contribute to the orderly and harmonious development of the Hawthorne Boulevard Corridor and the general welfare of the City;
5. The proposed improvements, as conditioned, will enhance the commercial development of the area so as to increase the taxable value of real property and sales tax return to the City, and to maintain the stability and value of the property and of the Hawthorne Boulevard Corridor as a desirable commercial area.
6. Traffic impacts have been mitigated, in whole or in part by the design of the on-site circulation system so as to minimize hazard and congestion, to facilitate on-site

movements between adjacent properties, and to maximize opportunities for pedestrian and transit connections;

7. There are adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed modifications are not detrimental to public health and safety because the building and use exist;
8. The proposed façade improvement, as conditioned, is consistent with the objectives, policies, general land uses and programs of the Torrance General Plan. The existing uses encourage a balanced distribution of commercial development in the Torrance community and promotes the economic health of the Meadow Park Sub-District;
9. The proposed exterior modifications will not be materially detrimental to the public interest, health, safety, convenience or welfare; and
10. Minor alterations of existing structures are Categorically Exempted by the Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15301. Since the proposed exterior modifications are for an existing use, the modifications are not deemed an expansion of use and conform to this exemption.

Based on the preceding findings, staff recommends APPROVAL of the request subject to the following conditions;

1. That if this Administrative Approval is not implemented within one year after the approval, it shall expire and become null and void unless extended by the Community Development Director for an additional period, as provided for in Section 92.27.1 of the Torrance Municipal Code;
2. That color and material samples which incorporate the district color of "Matte Black" shall be submitted for review and approval by the Community Development Department prior to the issuance of building permits; (Planning)
3. That the applicant shall not allow more than four electronic or mechanical games which are activated by money or tokens. Five or more electronic or mechanical games shall require the approval of a Conditional Use Permit per Torrance Municipal Code (95.3.8 (f)); (Planning)
4. That an updated landscape plan shall be submitted to the Community Development Department for approval prior to the issuance of any Building Permits and shall be implemented at the time of the final inspection. The plan shall replace ornamental turf with drought tolerant/xeriscape vegetation, and shall modify the existing overhead spray irrigation heads with a drip irrigation service where appropriate. That if more than 2,500 square feet is irrigated, the project shall comply with the 2010 State Water Efficient Landscape Ordinance; (Planning)
5. That the applicant shall provide bins/containers within trash enclosure for the storage and retrieval of trash and recyclable material; (Environmental)
6. That all trash shall be kept in an enclosure that is bounded on three sides by a decorative wall, decorative trellis and solid doors with a metal barrier roof covering to prevent rainwater intrusion in order to meet current NPDES requirements. The trash enclosure shall be constructed of materials and of a design, color and texture which is

architecturally compatible with the buildings and structures on the property;
(Environmental)

7. That the applicant shall provide 9" minimum contrasting address numerals for non-residential uses; (Environmental)
8. That the applicant shall provide Bike Racks per California Green Code (CGC 5.106.4); (Environmental)
9. That all signs (new, modified, or revised) must be approved by the Environmental Division with appeal rights to the Planning Commission, or comply with the previously approved sign program; (Environmental)
10. That prohibited signs for this use include: A-frame or free standing signs; bow or flag banners; air assisted signs; signs attached to light or utility poles, trees or vehicles; persons holding signs; and temporary signage mounted on the roof of the building; (Environmental)
11. That the existing driveway apron on Pacific Coast Highway shall be reconstructed to commercial radius type, minimum 30 feet wide, with depressed back of walk and wheelchair ramps, and the existing island and tree stump shall be removed; (Engineering)
12. That the applicant/property owner shall provide proof or grant a reciprocal cross access easement for ingress and egress with adjacent northerly and westerly properties prior to the issuance of Building Permit; (Engineering)

Prepared by,

[Redacted]

Nina Lang
Planning Associate

Respectfully submitted,

[Redacted]

Gregg D. Lodan, AICP
Planning Manager

Attachment:

1. Code Requirements
2. Site Plan, Floor Plans, and Elevations

This request for a Minor Development Permit 16-00004 has been ☒ APPROVED
☐ DENIED per Section 92.35.3 of the Torrance Municipal Code.

[Redacted]

Jeffery W. Gibson
Community Development Director

28 June 16
Date

Decisions made by the Community Development Director are appealable to the Planning Commission within fifteen (15) calendar days following the above date of approval or denial.

CODE REQUIREMENTS

The following is a partial list of Code requirements applicable to the proposed project. All possible Code requirements are not provided here and the applicant is strongly advised to contact each individual department for further clarification. The Planning Commission may not waive or alter the Code requirements. They are provided for information purposes only.

Building and Safety:

- Obtain all necessary Building Permits and inspections.
- Comply with State energy requirements.
- Comply with State handicap requirements.
- Comply with 2013 CBC, CMC, CEC & CPC requirements.

Environmental:

- All roof equipment to be screened from public view per TMC 92.30.2.
- Parking spaces to be double-line striped (TMC 93.4.6).
- The Van Accessible loading shall be at least 8 feet wide and the words "NO PARKING" shall be painted on the ground within each loading access aisle in white lettering no less than 12 inches high and located so that it is visible to traffic enforcement officials.

Engineering:

- Replace broken water meter box in public sidewalk on Pacific Coast Highway
- Obtain an Encroachment Permit from CalTrans (213-897-3631) for any work (proposed or required by the City) in the public right-of-way on Pacific Coast Highway. Proof of CalTrans Encroachment Permit application submittal is required prior to issuance of Building Permit.
- Replace existing wheelchair ramp per current Caltrans standards (including truncated domes) at the northwest corner of Pacific Coast Highway and Madison Street. Case and type of proposed wheelchair ramp shall be shown on site plan prior to issuance of Building Permit.

DATE: March 28, 2016

TO: Jeffery W. Gibson, Community Development Director

FROM: Development Review Division

SUBJECT: MINOR DEVELOPMENT PERMIT (MDP16-00002)
Ms. Kristy Jia representing McDonalds

Applicant requests an Administrative Approval of a Minor Development Permit to allow interior floor area reconfigurations, ADA compliance upgrades, and exterior façade modifications to create a more modern appearance to an existing McDonald's restaurant located at 3880 Pacific Coast Highway.

Applicant: Ms. Kristy Jia, representing McDonald's Corporation
Case No: MDP16-00002
Location: 3880 Pacific Coast Highway
Zoning: HBCSP – Hawthorne Boulevard Corridor Specific Plan Zone; Walteria District; Hawthorne Blvd/Pacific Coast Highway Intersection Sub-District

The applicant requests a Minor Development Permit to allow interior floor area reconfigurations and improvements consisting of ADA accessibility upgrades in the existing restaurant; exterior material renovations consisting of a new exterior façade, new signs, new windows and new architectural embellishments within and around an existing drive-through restaurant located in the Hawthorne Boulevard Corridor Specific Plan area at 3880 Pacific Coast Highway. A Minor Development Permit is required because the proposal involves exterior modifications to property located within the Hawthorne Boulevard Corridor Specific Plan.

The subject site is composed of two adjacent parcels, (7534-004-012 and 7534-004-011) located on the southeast corner of Pacific Coast Highway and Ocean Avenue. The restaurant is situated in the middle of the western parcel, surrounded by parking and landscaping. The eastern property is developed as a parking lot for the restaurant.

In April of 1968, the City Council approved CUP 67-29 to allow the construction and operation of the restaurant. Subsequent Modifications allowed for the parking lot expansion in July of 1972, restaurant expansion and remodeling along with drive-through operation in July of 1976, and further restaurant expansions in March of 1988.

The project consists of modernizing the building's exterior to be more in line with the restaurant's current corporate theme, renovating the existing bathrooms to meet ADA standards, and a partial reconfiguration of the interior floor plan but remodeling of the kitchen area is not included in this request. The exterior upgrades include removing and replacing the windows and doors; removing the existing mansard roof tile and replacing with a corrugated metal fascia and metal band with aluminum trellis tie backs; removing and re-using the existing brick wainscot, and repainting the existing stucco, fascia, and roof access ladder fence. As a condition of approval, the new roof should be assessed to screen all of the existing or future roof equipment to give the building a cohesive elevation. The existing restrooms will be reoriented and renovated according to ADA requirements. The property is located in the

HBCSP Walteria District, PCH Sub-District. The District color for Walteria is Indigo Blue. According to the colored rendering submitted by the applicant, the paint color and materials appear to be earth tones, brick material and metal materials. A condition of approval has been included to submit a color and materials sample and to incorporate the Indigo Blue District color on the exterior façade to the satisfaction of the Community Development Director.

The project does not involve additional square footage; therefore, no additional parking is required at this time. There are three driveways on Pacific Coast Highway, one at the north end, in the middle and south end of the property. Because of the raised median along Pacific Coast Highway, all of these driveways are right turn only out of the site and right turn only into the site, with no vehicular access along Ocean Avenue.

Staff conducted a site visit of the project and the property is generally free of debris and adequately maintained. There are opportunities for site improvements. The existing trash enclosure needs to be upgraded to an NPDES-compliant enclosure, however maintaining the landscaping around the enclosure would be encouraged.

Staff notes that sod is currently planted in planter areas throughout the site. In light of the current emergency water conservation standards, staff is including a Condition of Approval that the applicant provide and implement an updated landscape plan that both addresses areas where the site can benefit from additional/missing plant material(s) and reduces the amount of sod. The landscape plan shall replace the sod areas as described above with drought tolerant/xeriscape vegetation, shall utilize the landscape palette approved in the Hawthorne Boulevard Corridor Specific Plan, Walteria District, as a guideline, and shall modify the existing overhead spray irrigation heads with a drip irrigation service. Further, staff noticed an unsightly tree in the parkway along Pacific Coast Highway. Staff recommends addressing this tree as part of the landscape plan to be submitted to the Community Development Department.

The proposed modifications are consistent with the Specific Plan and General Plan designation. Staff finds that this proposal satisfies the findings for approval of a Minor Development Permit as the entire structure is being preserved. As conditioned, all of the applicable provisions of the design guidelines in the Hawthorne Boulevard Corridor Specific Plan are being complied with. The applicant is not proposing to alter the existing location of the building and the proposed project will maintain existing pedestrian and vehicular circulation. The project will not be detrimental to existing development. The proposed changes will upgrade the existing site and contribute to the overall design quality and visual character of the Hawthorne Boulevard Corridor and the Walteria District within which it is located.

In order to approve a Minor Development Permit in the Hawthorne Boulevard Corridor Specific Plan, the Community Development Director is required to make the following findings:

1. That proposed exterior modifications are consistent with the purpose and requirements of the Hawthorne Boulevard Corridor Specific Plan, Walteria District, Hawthorne Blvd/Pacific Coast Highway Sub-District. The proposed remodel complies with all of the applicable provisions of the Specific Plan and the Zoning Ordinance;
2. The proposed exterior modifications to the existing structure conform to all applicable design guidelines and design review criteria of the Hawthorne Boulevard Corridor Specific

Plan. Further, the development has been designed to minimize possible intrusive impacts on residential properties;

3. That the proposed building modifications and surrounding parking lot are physically suitable for the existing use and will not be affected by the proposed exterior modifications;
4. That virtue of a high quality design and construction, the proposed development will positively contribute to the orderly and harmonious development of the Hawthorne Boulevard Corridor and the general welfare of the City. The proposed exterior improvements shall incorporate high quality finishes to retain a high quality appearance and complimentary design;
5. That the proposed improvements will enhance the commercial development of the area so as to increase the taxable value of real property and sales tax return to the City, and to maintain the stability and value of the property and of the Hawthorne Boulevard Corridor as a desirable commercial area. The proposed modifications will assist the operations of the site's tenant and bring the site into ADA compliance;
6. That traffic impacts have been mitigated, in whole or in part by the design of the on-site circulation system so as to minimize hazard and congestion, to facilitate on-site movements between adjacent properties, and to maximize opportunities for pedestrian and transit connection;
7. That there are adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed development is not detrimental to public health and safety because the restaurant is an existing site;
8. That the proposed exterior modifications are consistent with the objectives, policies, general land uses and programs of the Torrance General Plan. The existing restaurant use encourages a balanced distribution of commercial development in the south Torrance community and promotes the economic health of Walteria District, Hawthorne Blvd/Pacific Coast Highway Sub-District;
9. That the proposed exterior modifications will not be materially detrimental to the public interest, health, safety, convenience or welfare;
10. That Minor alterations of existing structures are Categorically Exempted by the Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15301, Class 1. Since the proposed exterior modifications are for an existing use, the modifications are not deemed an expansion of use and conforms to this exemption.

Based on the preceding findings, staff recommends approval of the request subject to the following conditions:

1. That if this Administrative Approval is not implemented within one year after the approval, it shall expire and become null and void unless extended by the Community Development Director for an additional period, as provided for in Section 92.27.1 of the Torrance Municipal Code; (CDD/Development Review)
2. That the applicant shall provide bins for recyclable materials, within the existing trash enclosure area. Provide verification that the waste/recycle hauler will collect the materials; (CDD/Environmental)
3. That the existing trash enclosure shall be upgraded to an NPDES-compliant enclosure with decorative trellis, and solid liner to prevent wind-blown litter, dumping, and rain water from

infiltrating into the receptacle, while maintaining the mature landscaping that is screening the enclosure, to the satisfaction of the Community Development Director; (CDD/Environmental and Planning)

4. That the drive-thru intercom, outside, speaker box shall be equipped with an automatic volume control device and/or video display of customer's orders to minimize noise; (CDD/Environmental)
5. That all signs (new, modified or revised) must be approved by the Environmental Division with appeal rights to the Planning Commission; (CDD/Environmental)
6. That the applicant shall redesign the existing McDonalds sign and replace with a monument-style sign to the satisfaction of the Community Development Director, with separate sign permits from the Environmental Division; (CDD/Planning)
7. That the applicant shall provide 9" (minimum) contrasting address numerals for non-residential uses; (CDD/Environmental)
8. That the applicant shall provide short-term and long-term bike racks per California Green Code CGC Section 5.106.4; (CDD/Environmental)
9. That the prohibited signs for this use shall be: A-frame or free standing signs; bow or flag banners; air assisted signs; signs attached to light or utility poles, trees, or vehicles; persons holding signs; and temporary signage mounted on the roof of the building; (CDD/Environmental)
10. That the existing westerly driveway on Pacific Coast Highway shall be reconstructed to a commercial radius type driveway, minimum 30 feet wide, with depressed back of walk and wheelchair ramps; (CDD/Engineering Permits)
11. That the existing easterly driveway on Pacific Coast Highway shall be reconstructed to a commercial radius type driveway(s), minimum 25 feet wide, with depressed back of walk and wheelchair ramps; (CDD/Engineering Permits)
12. That the existing center driveway on Pacific Coast Highway shall be reconstructed as a directional driveway which would allow only exiting right turns and no entrance; (CDD/Engineering Permits)
13. That on-site drainage shall be collected within the lot and drained through the curb to the public street; (CDD/Engineering Permits)
14. That a 4' wide PCC sidewalk shall be maintained along the property frontage on Ocean Avenue with the remainder of the sidewalk removed and replaced with drought tolerant landscaping; (CDD/Engineering Permits)
15. That a Lot Tie Agreement shall be recorded providing that multiple lots underlying this property shall not be sold, leased, or financed separately. The Lot Tie Agreement shall be recorded prior to granting of any building permits; (CDD/Engineering Permits)
16. That the applicants shall provide a revised site plan that corresponds to the existing site and parking conditions, complete with new wheel stops, to the satisfaction of the Community Development Director; (CDD/Planning)
17. That the proposed roof parapet height should be assessed as to its potential to fully screen all roof equipment, existing and proposed, and if needed, raised to the satisfaction of the Community Development Director; (CDD/Planning)

18. That if any changes are planned with the exterior lighting or parking lot lighting, a lighting plan shall be submitted for review that complies with the WALTERIA District and approval by the Community Development Department prior to any lighting installations; (CDD/Environmental and Planning)
19. That an updated landscape plan for the entire site, including the conditioned parkway along Ocean Avenue, shall be submitted to the Community Development Department for approval prior to the issuance of any Building Permits and shall be implemented at the time of the final inspection. The plan shall replace existing sod with drought tolerant/xeriscape vegetation, and shall modify the existing overhead spray irrigation heads with a drip irrigation service where appropriate. Further, that if more than 2,500 square feet is irrigated, the project shall comply with the 2010 State Water Efficient Landscape Ordinance; (CDD/Planning)
20. That the applicant shall submit color and materials samples to city staff prior to any work and that the District Color of Indigo Blue be incorporated as an accent color on the property to the satisfaction of the CDD, and; (CDD/Planning)
21. That the applicant comply with the Development Standards of the HBCSP; (CDD/Planning)

Prepared by,


Jill Crump
Planning Associate

Recommended by,


Gregg Lodan, AICP
Planning Manager

Attachments:

1. Site Plan, Floor Plan and Elevations
2. Code Requirements

This request for a Minor Development Permit (MDP16-00002) has been ✓ APPROVED
_____ DENIED per Section 92.35.3 of the Torrance Municipal Code.


(Jeffery W) Gibson
Community Development Director

28 Mar 14
Date

Decisions made by the Community Development Director are appealable to the Planning Commission within fifteen (15) calendar days following the above date of approval or denial.

CODE REQUIREMENTS

The following is a partial list of Code requirements applicable to the proposed project. All possible Code requirements are not provided here and the applicant is strongly advised to contact each individual department for further clarification. The Planning Commission may not waive or alter the Code requirements. They are provided for information purposes only.

Building and Safety:

- Obtain all necessary permits.
- Comply with State handicap requirements.
- Comply with 2013 CBC, CPC, CEC

Environmental:

- All parking spaces must be double-line striped to meet Torrance Code (TMC 93.4.6).
- The Van Accessible loading area shall be at least 8 feet wide and the words "NO PARKING" shall be painted on the ground within each loading access aisle in white lettering no less than 12 inches high and located so that it is visible to traffic enforcement officials.
- All roof and mechanical equipment to be screened from public view with colors and materials that match the building's theme (TMC 92.21.8 and TMC 92.30.2).
- Lot sweeping, deliveries and trash pick-up are prohibited between 10 P.M. And 7 A.M. per Torrance Code (92.30.4).
- Direct Lighting away from residential land uses per Torrance Code (92.30.5)

Permits and Mapping:

- A Construction and Excavation Permit (C&E Permit) is required from the Community Development Department, Engineering Permits and Records Division, for any work in the public right-of-way on Ocean Avenue.
- Obtain an Encroachment Permit from Caltrans (213-897-3631) for any work (proposed or required by the City) in the public right-of-way on Pacific Coast Highway. Proof of Caltrans Encroachment Permit application submittal is required prior to issuance of Building Permit.
- Install a street tree in the City parkway every 50 feet for the width of this lot on Ocean Avenue (TMC 74.3.2). Contact the Streetscape Division Torrance Public Works Department at 310-781-6900 for information on the type and size of tree for your area.
- Replace existing wheelchair ramp per current Caltrans standards (including truncated domes) at the southeast corner of Pacific Coast Highway and Ocean Ave.



City of Torrance, Community Development Department

Jeffery W. Gibson, Director

3031 Torrance Blvd., Torrance, CA 90503, Phone (310) 618-5990 Fax (310) 618-5829

TEMPORARY PARKING LOT EVENT PERMIT APPLICATION

Parts I, II, and III to be completed by the Applicant. Please print or type **MAR 11 2016**

I. BUSINESS OWNER INFORMATION/PROPOSED EVENT LOCATION

Name of Applicant Laurie Porter				CITY OF TORRANCE COMMUNITY DEVELOPMENT DEPT	
Name of Business Smog City Brewing					
Property Address (proposed parking lot event location) 1901 Del Amo Blvd		City Torrance	State CA	Zip Code 90501	
Name of Business Owner Laurie Porter/Jonathan Porter		Contact Phone Number [REDACTED]	Email		
Mailing Address (if different from above)		City	State	Zip Code	

II. EVENT AND SITE INFORMATION

Check type of approval requested:

- | | | |
|--|--|---|
| <input type="checkbox"/> Promotional Outdoor Event | <input type="checkbox"/> Pumpkin Sales Lot | <input checked="" type="checkbox"/> Security # of Guards <u>1</u> |
| <input type="checkbox"/> Outdoor Gathering Of People | <input type="checkbox"/> Christmas Tree Sales Lot | Armed (Y/N) <u>(N)</u> |
| <input type="checkbox"/> Includes Amplified Sound | <input checked="" type="checkbox"/> Other (Please Describe): _____ | |

Describe the proposed event: Provide food service to patrons, food truck dates and special event in suite A of 1901 Del Amo for CA Craft Brewer's Association. See attached for details

Date(s) and Hours of event:

Date:	From: See Attached	To:
Set Up Date(s):	From:	To:

Hours:

Clean Up Date:

From:
See Attached

same day

MAR 17 2016

CITY OF TORRANCE
COMMUNITY DEVELOPMENT DEPT

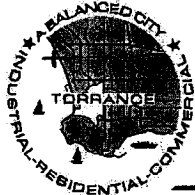
Site Information:

Zoning <u>M2</u>	Total Lot Area (in sq. ft) <u>20,000 including parking lot</u>	Total Number of Parking Spaces On-Site <u>25/79 total approv</u>	Number Parking Spaces Displaced by the Event <u>0</u>
---------------------	---	---	--

III. STANDARDS AND REQUIREMENTS

By signing this application form, I as the business owner and/or the property owner, hereby acknowledge that I have read and agree to comply with all applicable City standards regulating the proposed temporary use(s) and the following conditions of approval:

- No person will use any existing parking lot for a temporary parking lot sales event or a temporary parking lot special event, as defined in Sections 91.2.165 and 91.2.166 respectively, without first obtaining the prior approval of a Temporary Parking Lot Event Permit.
- The location of the proposed event is within an existing parking lot area and is being held by a permanent on-site business.
- The proposed event will not disrupt circulation of traffic within the parking lot or within the vicinity as determined by consideration of the location and design of on-site driveways; the on-site parking and circulation, including pedestrian movements; and the on-site lighting and traffic signage in relation to the location of the proposed parking lot event.



City of Torrance, Community Development Department

Jeffery W. Gibson, Director

3031 Torrance Blvd., Torrance, CA 90503, Phone (310) 618-5990 Fax (310) 618-5829

Instructions for Filing an Application for a TEMPORARY PARKING LOT EVENT PERMIT

Pursuant to Article 1, Section 93.1.7 of Chapter 3 of Division 9 of the Torrance Municipal Code

FILING FEE

The filing fee is \$227.00. Make checks payable to "City of Torrance."

APPLICATION & PLOT PLAN

The completed application form and a dimensioned plot plan indicating the following information is required at the time of filing:

- Location and dimensions of property lines in relation to adjacent public streets.
- Existing on-site parking and circulation layout, and the total number of available on-site parking spaces.
- Total number and location of the parking spaces to be used for the proposed event.
- Location of existing buildings and any temporary tents, trailers, electrical or mechanical equipment, trash receptacles, and signs.
- Expected number of attendants and whether Security is to be provided. Please note the number of guards and whether they will be armed.
- Location of required safety devices such as portable fire extinguishers, no smoking signs, and emergency exits.
- If the proposed event is a Christmas tree lot, also indicate the location of tree storage areas, public activity areas, fenced areas, and distances between tree displays to parking areas and temporary structures as required by the Fire Department.
- Any other information found by the Community Development Department to be necessary for the review of the application.

Please note: Representatives from the various City Departments may make onsite visits to verify information outlined on the requested plot plan.

PERMIT ISSUANCE

If all the requirements of Section 93.1.7 are satisfied, the Community Development Director will issue a Temporary Parking Lot Event Permit within ten (10) days of the filing of the application. If a permit is not issued, the Community Development Director will notify the applicant in writing. The notice will set forth the Community Development Director's reasons for denial and the procedures for an appeal of the Community Development Director's determination.

STANDARDS AND REQUIREMENTS

The proposed parking lot event must comply with the standards and criteria as listed in Article 1, Section 93.1.7 of Chapter 3 of Division 9 of the Torrance Municipal Code. A copy of this information is available upon request.

APPEAL PROCESS

The determination of the Community Development Director for the approval of a Temporary Parking Lot Event Permit may be appealed to the Planning Commission by the proponent or any person who may be damaged by said determination. Such appeal will be made in writing to the Planning Commission within five (5) calendar days of the determination of the Community Development Director. Notice of the time and place of the appeal hearing will be made to the proponent and any person appealing.

OTHER PERMITS

After approval of a Seasonal Sales Permit, the following permits must be obtained before opening to the public:

- A Business License from the Revenue Division of the Finance Department;
- Permits from the Building and Safety Division for temporary power and/or structures;
- Permits from the Fire Department for tents, canopies, and Sales of Christmas trees;
- Permits from the Environmental Division for signage.

Note: Proof of a Temporary Parking Lot Permit is required prior to obtaining a business license or other required permits.

- d) The proposed event will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity.
- e) The proposed event will not cover more than ten percent of the required parking spaces.
- f) The proposed event will not cause a shortage of parking for or restrict access to the existing uses.
- g) The business establishment proposing the event has not exceeded the maximum allowable number of four events per business establishment per calendar year.
- h) There are no other temporary parking lot sales or special events occurring on the same parking lot and during the same time period.
- i) All temporary structures, equipment and debris will be removed and the parking lot area will be cleaned and restored to its original condition within one calendar day immediately following the last effective date of the approval for the event.
- j) The operation of a pumpkin or a Christmas tree sales lot will conform to the requirements of Subsections c) and d) 2 through d) 5 of Section 92.2.9 regulating pumpkin and Christmas tree sales on vacant property (summarized below).
- k) The Community Development Director may impose additional conditions to the approval of the Temporary Parking Lot Event Permit to insure the preservation of the public peace, safety, health, and general welfare.
- l) Any violations of Section 93.1.7, other applicable Sections of the Torrance Municipal Code, and/or conditions of approval may result in enforcement actions, immediate suspension of the issued Temporary Parking Lot Event Permit and the denial of an application for such future event permits by the operator and/or the property owner.

Additional requirement for pumpkins or Christmas trees sales:

- a) No permit will be issued prior to September 1st for a pumpkin lot and November 1st for Christmas tree lot.
- b) Site preparation and set up for the sales lot will not commence prior to September 20th for a pumpkin sales lot, and November 15th for a Christmas tree sales lot.
- c) Sales operations to the public for a pumpkin lot will begin no earlier than October 10th and end no later than October 31st.
- d) Sales operations to the public for a Christmas tree lot will begin no earlier than the day after Thanksgiving and end no later than December 25th.
- e) The proposed sales operation is conducted between the hours of 9:00 a.m. to 10:00 p.m. daily.

APPLICANT		BUSINESS OWNER AND/OR PROPERTY OWNER	
Print Name of Applicant Laurie Porter		Print Name of Business Owner and/or Property Owner Al Avoian	
Mailing Address 1901 Del Amo Blvd Torrance, CA 90501		Mailing Address 907 Van Ness Ave Torrance, CA 90501	
Contact Phone Number [REDACTED]	Email [REDACTED]	Contact Phone Number 310-328-3350	Email 310-328-3350
Signature [REDACTED]	Date 3/8/16	Signature [REDACTED]	Date 3-8-16

IV. FOR CITY USE ONLY – DO NOT WRITE BELOW THIS LINE

☒ Plot Plan Attached ☒ Other Information Attached: Authorization for use of parking

Application/Case No. EVN 16-00010	Date of Acceptance 3/14/16	Fee Amount \$227.00	Accepted By: Kevin Joe
--------------------------------------	-------------------------------	------------------------	---------------------------

Fire	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> See Remarks	By: [REDACTED]	Date: 3/29/16
Building	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By: [REDACTED]	Date: 3/25/16
Environmental	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By: [REDACTED]	Date: 3/28/16
Police	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By: [REDACTED]	Date: 3/17/16

pending

REMARKS Please log comments in Permit Plan	
Fire	Fire lanes, fire hydrants and fire department connections shall remain clear and accessible at all times. No open flames allowed. Exits shall be identified and have emergency lighting.
Building	- SAFETY INSPECTION PERMITS REQ'D. FOR ALL TENTS LARGER THAN 10'x12'. - NO OBSTRUCTION ALLOWED @ ANY H.C. PATH(S) - GENERATOR USE REQUIRES ELECTRICAL PERMIT(S).
Environmental	See Attach. Workflow for comments.
Police	See attached emails, one of the food trucks that applicant wants to use is not currently licensed in Cal (Urban Pic) there are also concerns w/ April 10th event more specific detail will need to be included.

STAFF ASSESSMENT AND RECOMMENDATION (COMMUNITY DEVELOPMENT DEPARTMENT)

- ☒ The applicant has satisfied all the standards and requirements of the Permit. Therefore staff recommends approval of the Temporary Parking Lot Event Permit subject to the Standards and Requirements contained in Section III of this approval.
- ☐ The application does not meet the standards and requirements for issuance of a Temporary Parking Lot Event Permit and therefore staff recommends denial. The following standards/requirements were not met:
- See attached conditions of approval

Assessment Made By:	
Name Kevin Joe	Title Planning Associate
Recommended By:	
Name [Redacted]	Title Planning Manager

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL

This request for a Seasonal Sales Permit is:

☒ Approved ☐ Denied

Temporary Parking Lot Permit Number: EVN16-00010

Jeffery W. Gibson
Community Development Director

31 MAR 16
Date:

Decisions by the Community Development Director pertaining to a Temporary Parking Permit Lot Event Permit are appealable to the Planning Commission within five (5) calendar days following the above date of approval or denial.

***Indoor or out door / barricades-delineators used to keep vehicular traffic from red. area / Security staff information

Joe, Kevin

From: Aceves, Luz
Sent: Tuesday, March 29, 2016 5:29 AM
To: Joe, Kevin
Subject: Re: CUP for Event Permit

PD is ok with signing off on the permit with the understanding that if an issue occurs at any event we will revisit the permit

Sent from my iPhone

On Mar 28, 2016, at 5:08 PM, Joe, Kevin <KJoe@TorranceCA.gov> wrote:

Luz,
Is PD okay with issuing the permit as conditioned?

All event activities will be inside the building tenant space with the exception of the food truck and queuing which will be in the designated loading zone.

Kevin

From: Aceves, Luz
Sent: Wednesday, March 23, 2016 9:34 AM
To: Joe, Kevin
Subject: RE: CUP for Event Permit

Spoke to Sgt. Koenig,

We will not require a Police Officer for these events, but if we receive any complaints or calls for service, we will have to revisit the permit.

From: Joe, Kevin
Sent: Wednesday, March 23, 2016 8:44 AM
To: Aceves, Luz
Subject: RE: CUP for Event Permit

Luz,
Danny and I met with the applicant, Laurie Porter, on Monday to discuss our concerns as well as following up on the questions you had.

A designated staff member provides security for the taproom and the events. Additional security personnel was not going to be hired for the special events unless this will be a PD condition of approval for the EVN.

The applicant has been advised that Urban Pie food truck is not licensed by the City and cannot participate until they are. She stated that she will only use food truck vendors that are licensed by the City and has been touch with staff to obtain a list of licensed vendors.

Please advise if you want to add conditions of approval and if your concerns have been adequately addressed.

Thanks,

Kevin

From: Aceves, Luz
Sent: Wednesday, March 16, 2016 8:17 AM
To: Joe, Kevin
Subject: RE: CUP for Event Permit

Serendoggity is good to go, but Urban Pie has not been licensed.

From: Joe, Kevin
Sent: Wednesday, March 16, 2016 7:47 AM
To: Aceves, Luz
Subject: FW: CUP for Event Permit

Luz,
For the EVN for Smog City Brewing, they will be using Serendoggity and Urban Pie. The event on April 10 will be private.

Kevin

From: [REDACTED]
Sent: Tuesday, March 15, 2016 7:44 PM
To: Joe, Kevin
Cc: Santana, Danny
Subject: Re: CUP for Event Permit

The Ccba event is private and NOT open to the public.

we are only using Torrance approved food trucks. Domenica sends me updated food truck lists often. If that good enough? Honestly, we only really use two trucks: serendoggity(which we brought to Torrance) and urban pie .

Laurie

Sent from my iPhone

On Mar 15, 2016, at 4:16 PM, Joe, Kevin <KJoe@TorranceCA.gov> wrote:

Laurie,
Do you have the name of the food truck vendors for each of the corresponding dates? The Police Dept. must perform a vehicle safety inspection and each truck must have a City Business License in order to participate. It will facilitate the processing of your request if the participating food truck vendors already have a current City business license and passed the safety inspection.

Is the CCBA event on April 10 a private event or is open to the general public?

Kevin

From: [REDACTED]
Sent: Monday, March 14, 2016 5:29 PM

To: Joe, Kevin
Cc: Santana, Danny
Subject: Re: CUP for Event Permit

1 per day

Sent from my iPhone

On Mar 14, 2016, at 3:39 PM, Joe, Kevin <KJoe@TorranceCA.gov> wrote:

How many food trucks vendors will be present on each date?
Kevin

From: Laurie Porter [REDACTED]
Sent: Monday, March 14, 2016 3:16 PM
To: Santana, Danny
Cc: Joe, Kevin
Subject: Re: FW: CUP for Event Permit

Correct, they will not be in the parking lot.

On Mon, Mar 14, 2016 at 3:15 PM, Santana, Danny
<DSantana@torranceca.gov> wrote:

Laurie,

Thanks for the detail. Just to clarify, the patrons will queue between the food truck and building right? Want to make sure they will not queue on the parking lot side.

Thanks,
Danny

Danny Santana, MPA, Lead Senior Planning Associate
City of Torrance – Community Development Department – Planning Division
3031 Torrance Blvd. Torrance CA 90503 - [\(310\) 618-5871](tel:(310)618-5871) office - [\(310\) 618-5829](tel:(310)618-5829)
fax
DSantana@TorranceCA.gov - www.TorranceCA.Gov - www.TorranceCA.Gov/111.htm



Please consider the environment before printing this email.

From: Laurie Porter [mailto:[\[REDACTED\]](mailto:[REDACTED])]
Sent: Monday, March 14, 2016 1:34 PM

To: Santana, Danny
Subject: CUP for Event Permit

Hi Danny,

Received a call from Kevin Joe regarding our event permit request. I apparently forgot to include the food truck location in our packet. I'm attaching it here. If you can pass it onto him that would be amazing...if you need me to drop it off, let me know!

Hope you have a nice trip!

Laurie

--

Smog City Brewing

Brewer Owned and Operated Craft Brewery

in Torrance, CA

1901 Del Amo Blvd, Ste B

Torrance, CA 90501

Mobile: [REDACTED]

follow us on

twitter: smogcitybeer

facebook: smog city brewing

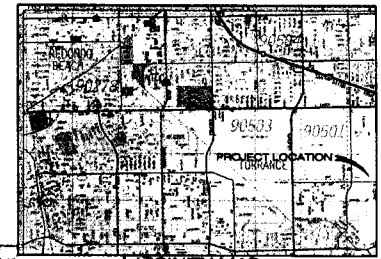
--

EVN16-00010 Smog City Brewery
1901 Del Amo Boulevard
Conditions of approval

1. The following signs are prohibited: portable and a-frame signs; bow and flag banners; air-assisted signs; electronically moving signs; signs attached to trees, light and utility poles, vehicles or on the roof of the building and persons holding signs.
2. Handicap accessible parking or paths of travel shall not be obstructed
3. Fire lanes, fire hydrants and fire department connections shall remain clear and accessible at all times.
4. No open flames shall be allowed.
5. Exits shall be identified and have emergency lighting.
6. Safety Inspection Permits shall be required for all tents larger than 10 feet by 12 feet.
7. Generator use shall require electrical permit.
8. Emergency exits at two diagonal corners shall be maintained for the indoor event space.
9. Food trucks shall have a City of Torrance business license, passed Police Department vehicle safety inspection, and have an appropriate County of Los Angeles Health Department food handling permit in order to participate in events.
10. Barricades/delineators to keep vehicular traffic from pedestrian area shall be provided.
11. Food truck and customer queuing shall be within designated loading zone area and shall not encroach into handicap parking or access and the public right-of-way.
12. Receptacles for the disposal of waste and collection of recyclables shall be provided within event space.
13. Tables and seating for customers outside building or within parking lot shall be prohibited.
14. Food truck hours of operation shall be between 9:00 a.m. and 10:00 p.m.
15. The use of the indoor event space as shown on the floor plan shall be restricted to April 10 and May 21, 2016.
16. Food truck operations on the premises shall be limited to the following dates: March 19 & 25, April 1, 8, 10, 15, 16, 22, 23 & 29, May 6, 13, 21 & 28 and June 3, 10 & 17, 2016.
17. The conditions of this Event Permit may be amended by the City should issues arise during the events.
18. Non-compliance or violation of the conditions of approval shall be grounds for revocation of this Event Permit.

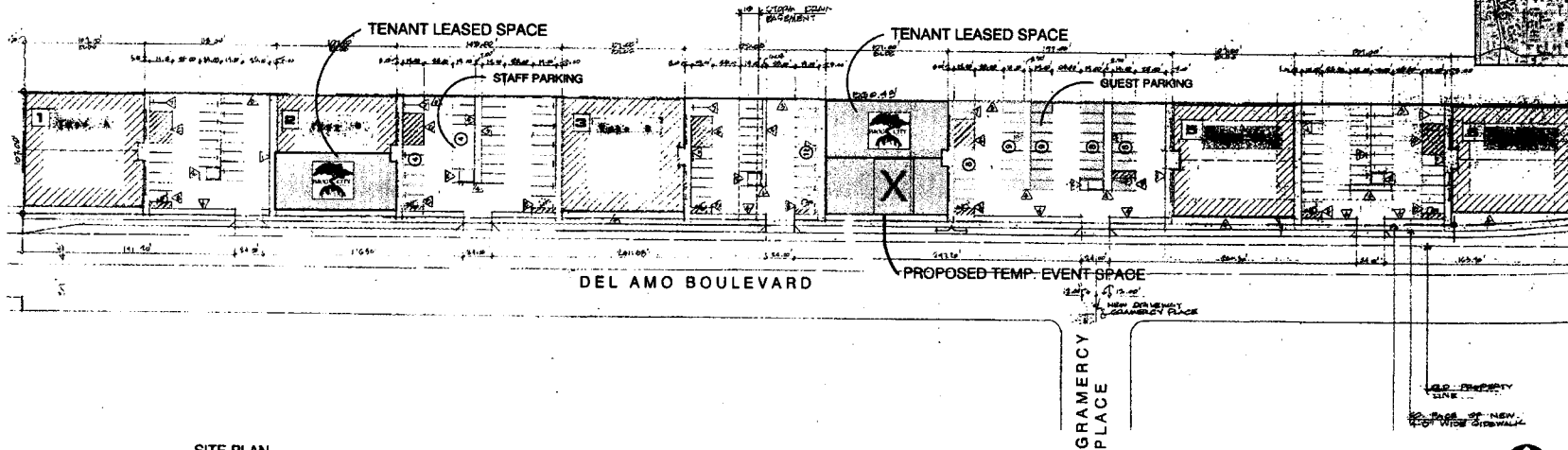
TEMPORARY EVENT APPLICATION

SMOG CITY BREWING COMPANY
1901 DEL AMO BLVD.
TORRANCE, CA 90505



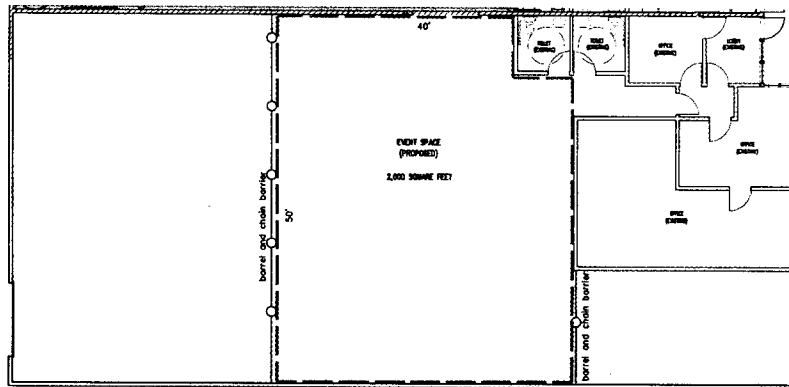
NEIGHBORHOOD MAP
Thomas Bros. Guide
Page 763, C1

PROJECT INFORMATION
OWNER: AVONIAN BUSINESS CENTER
ATTN: ALBERT AVONIAN
RENTAL: SMOG CITY BREWING CO.,
ATTN: LAURIE PORTER
ZONING: M-2
OCCUPANCY: F-2 (B- OCCUPANCY IS
ACCESSORY)
CONSTRUCTION TYPE: II (SPRINKLERED)
SQUARE FOOTAGE: 5,000 SF
APPLICABLE CODES:
2013 CALIFORNIA BUILDING CODE
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA PLUMBING CODE
LEGAL DESCRIPTION:
APN: 7532-017-005
PARCEL MAP AS PER BK 139 P. 85-92
OF PM LOT 1



SITE PLAN

Scale: 1" = 30'-0"



FLOOR PLAN

Scale: 1/8" = 1'-0"

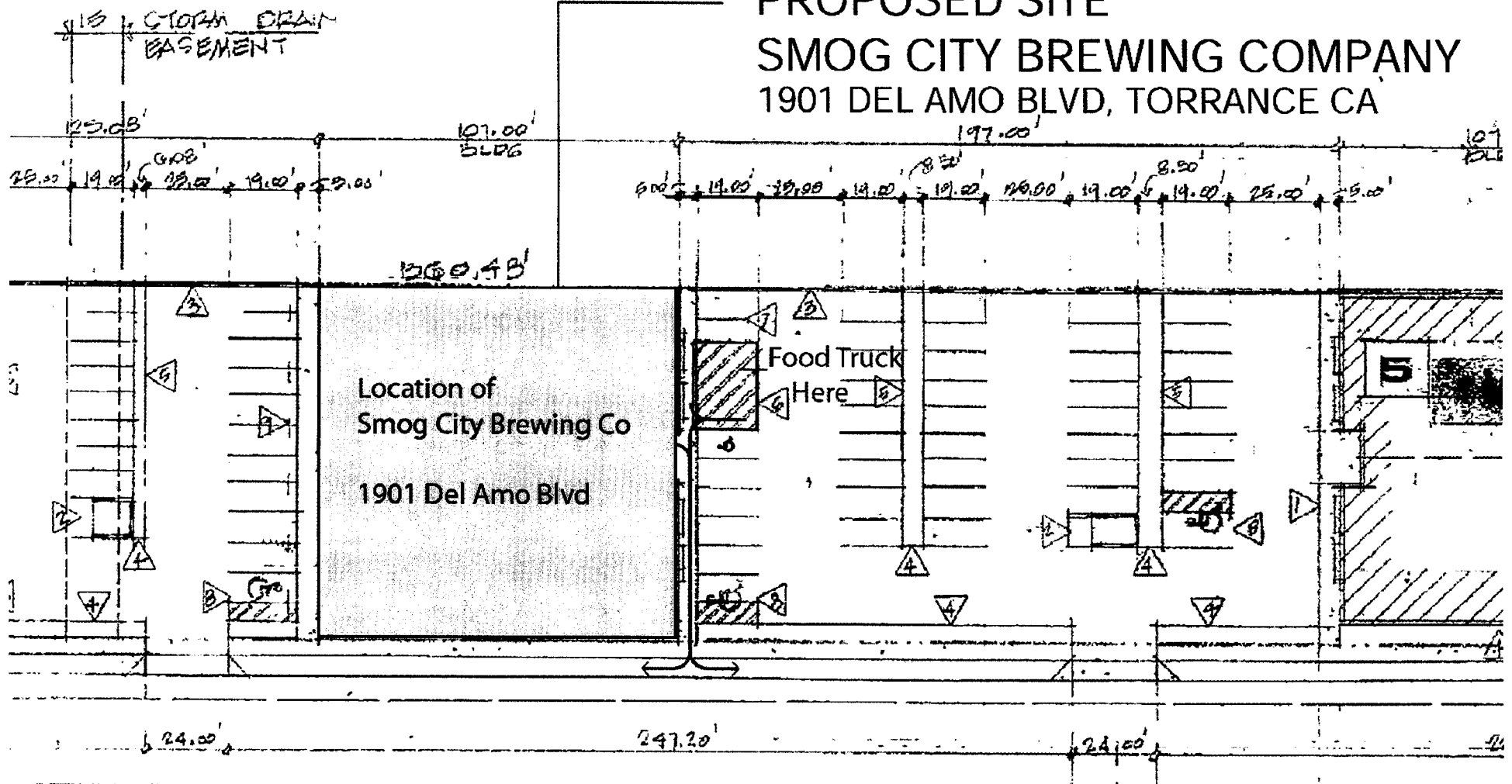
PROJECT SUMMARY

REQUESTED EVENT AREA: 2,000sf

PARKING SUMMARY:

PARKING REQUIRED, TASTING ROOM:	5 SPC.	
PARKING REQUIRED, EVENT SPACE:	20 SPC.	(2,000sf/100)
TOTAL PARKING REQUIRED:	25 SPC.	
PARKING PROVIDED: LEASED	44 SPC.	
BY AGREEMENT	25 SPC.	
TOTAL PARKING PROVIDED:	79 SPC.	

PROPOSED SITE SMOG CITY BREWING COMPANY 1901 DEL AMO BLVD, TORRANCE CA

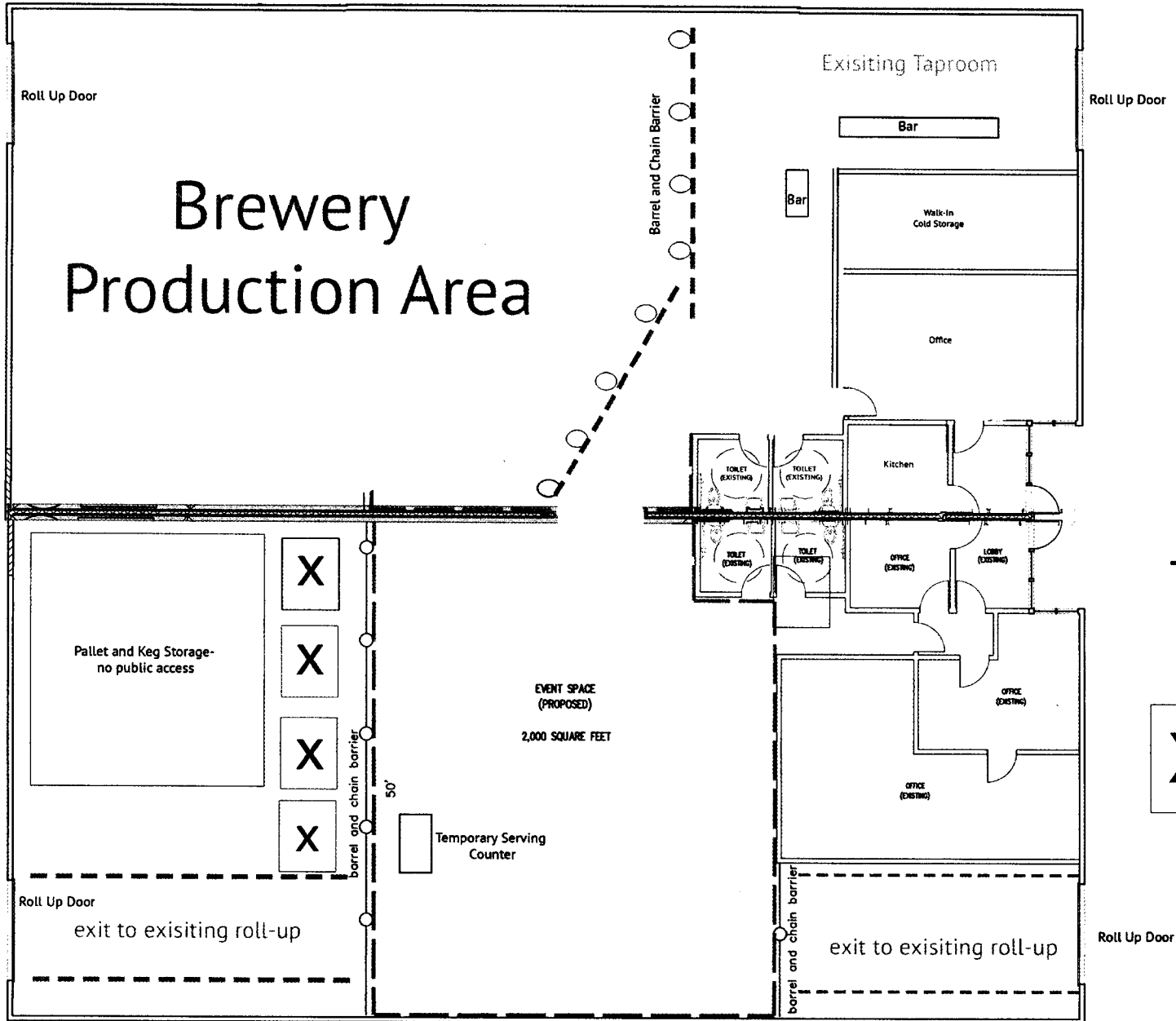


MO BOULEVARD

GRAMERCY PL.

12.00'
NEW DRIVEWAY
GRAMERCY PLACE

Food Truck will be in existing loading zone outside roll up door. Customers will line up in front of loading zone and in loading zone around the truck.



Available Parking
by Building

1879-	36
1901-	35
1933-	17
1947-	13

TOTAL: 101 spaces

X -stacked and wrapped
pallet of kegs

FLOOR PLAN

Scale: 1/8" = 1'-0"

Food Truck Dates

1. 3/19
2. 3/25
3. 4/1
4. 4/8
5. 4/10: CCBA (California Craft Brewer's Association Brewer's Reception 5-7pm) Approx 150 people, use of the Special Event Space at 1901 Del Amo, Ste A. 25 parking spaces required, total of 79 available by leased and agreements with neighboring businesses
6. 4/15
7. 4/16
8. 4/22
9. 4/23
10. 4/29
11. 5/6
12. 5/13
13. 5/21
14. 5/28
15. 6/3
16. 6/10
17. 6/17

March 7th, 2016

To Whom It May Concern,

I, Jimmy Chen, and my company, Cosmetics Gallery, INC.
give Smog City Brewing the right to use my parking spaces during off-business
hours. I recognize that Smog City has an event coming up on Sunday, April 10th 5-
8pm.

Thanks

Phone: 310-782-0371

Address: 1933 Del Amo Blvd. Torrance, CA 90501

March 7th, 2016

To Whom It May Concern,

I, Al Avoian, and my company, Doggie Daycare
give Smog City Brewing the right to use my parking spaces during off-business
hours. I recognize that Smog City has an event coming up on Sunday, April 10th 5-
8pm.

Thanks

Phone: 310) 328-3350

Address: 907 Van Ness Ave. Torrance, CA 90501

For temp. use of Doggie Daycare Parking.